



# Community Profile

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## *A Resource Guide of the 2000-2020 Bryan Comprehensive Plan, City of Bryan, Texas*

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### **Overview**

Bryan, Texas-in the heart of Texas- is ready to face the future. In updating its comprehensive plan, the City of Bryan is prepared to address the needs and desires of the community and to guide activities, improvements and development over the next twenty years. A comprehensive plan looks at where the city has been, where it is, where it wants to go, and how it will get there. The Community Profile looks primarily at the past and the present in order to project the estimated increase in population so essential in determining anticipated growth and demand on community services and facilities.

### **Geographic Location**

The City of Bryan and its sister city, College Station, are located in the center of Brazos County as shown in **Figure 1 - Bryan-College Station Area**. Brazos County is located in East Central Texas, between the Brazos and Navasota Rivers, which delineate the County boundary. Brazos County is bordered by Robertson County on the northwest, Madison County on the northeast, Grimes County on the east, and Washington and Burleson Counties on the southwest.

The City of Bryan is centrally located in Texas with respect to the major metropolitan areas. Houston is located 95 miles southeast, Austin 104 miles west, San Antonio 166 miles southwest, and Dallas 180 miles north.

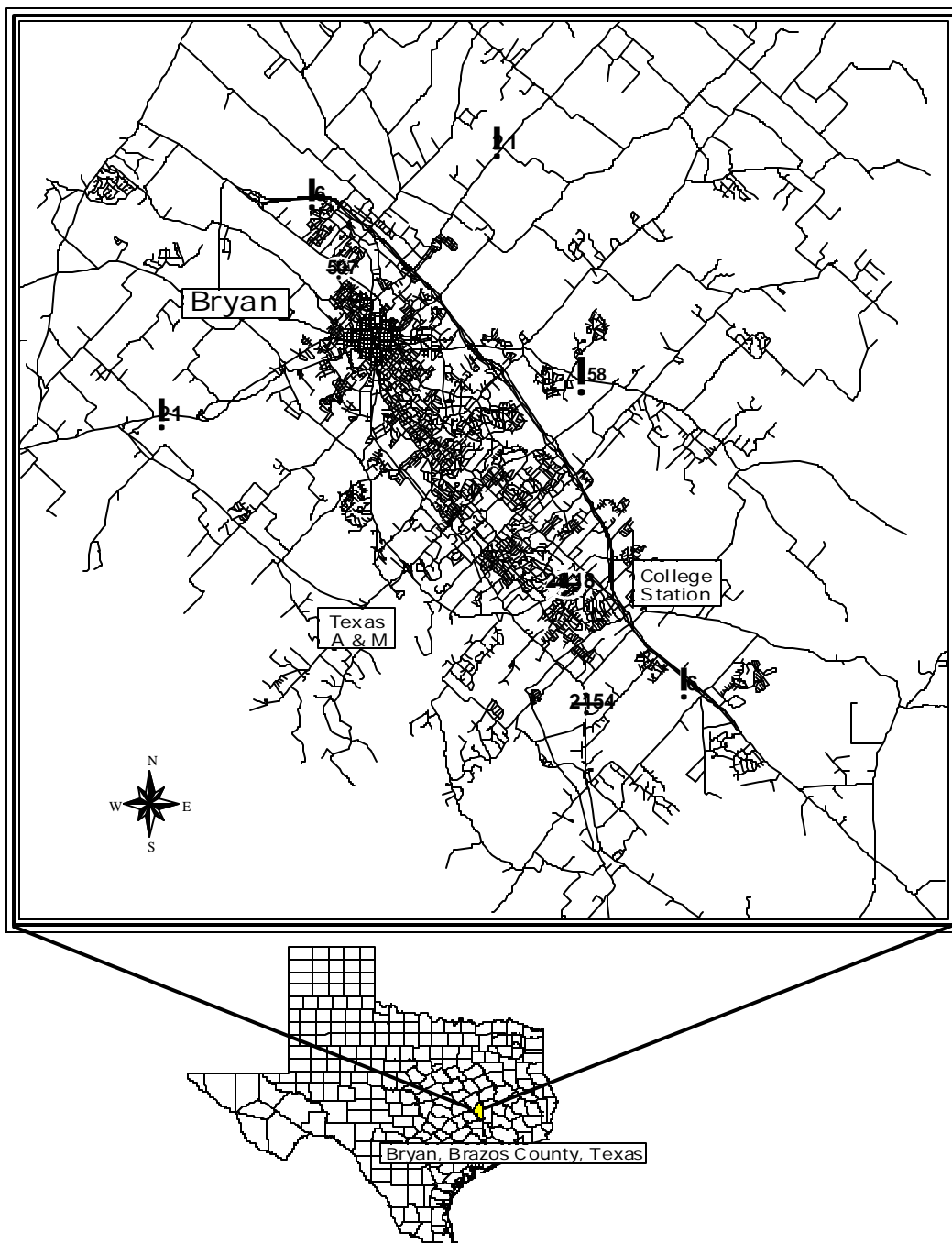
### **Government**

The City of Bryan is recognized by cities across the nation as a cutting edge city, especially in terms of governance. Under the organization of a Council/Manager form of government, the City Council adopted the Carver Policy Governance® in 1998. The City Council is comprised of the Mayor and six Council Members. By majority vote, the City Council appoints the City Manager, City Secretary, City Attorney, and Municipal Court Judge. The City Manager is responsible and accountable for the routine administration and direction of the municipal organization. Public, private, and non-profit sectors play an instrumental role in Policy Governance®, as all are involved in discussions that ultimately lead to the City's goals.

As an All American City finalist in 1998 and 1999, Bryan embodies many opportunities for regionalism and inter-local cooperation. The cities of Bryan and College Station and Brazos County collaborate on major initiatives such as economic development through the Bryan/College Station Economic Development Corporation (EDC). A shared Chamber of Commerce promotes the local business Community. Bryan joins the other communities in active participation in the Council of Governments and the Metropolitan Planning Organization. The two cities and the county have mutual aid agreements for emergency response, especially as related to fire and emergency medical services. A regional solid waste management program is an important step in continued cooperation.

There is regular, if not daily, interaction between the City and area educational institutions, including the Bryan Independent School District (BSID), Blinn College, and Texas A&M University. Bryan also participates in joint ventures with Texas A&M from relying upon student volunteers to cooperative efforts with the Board of Regents. A unique collaboration between the City and Blinn College resulted in the construction of a new Blinn campus in Bryan.

**FIGURE 1**  
**BRYAN - COLLEGE STATION AREA**



## **History**

The City of Bryan was established in 1859 on 640 acres in Brazos County. The town was named in honor of William Joel Bryan, who came to Texas in the early 1800s as a member of Stephen F. Austin's colony. In 1860, Bryan sold his tract of land in Brazos County to the Houston and Texas Central Railroad. Bryan grew rapidly after the completion of the railroad, which provided access to markets for the large agricultural resources in the area.

The Brazos County seat was moved to Bryan in 1866. Following incorporation in 1871, Bryan grew steadily throughout the remainder of the 1800's due primarily to agriculture and the establishment of Texas A&M University in 1876. After 1900, Bryan experienced steady growth and developed an economy connected primarily to railroad construction, farming and increasing enrollment at Texas A&M. Between 1910 and 1950, the original townsite was expanded from 640 acres to over 4000 acres. During the same time, the population increased from approximately 3,500 residents in 1900, to over 18,000 by 1950. Annexations of large areas of vacant land contributed to the increase in the size of the City through 1960.

Bryan enjoyed rapid growth between the 1960s and 1980s due to the continued development of oil-and petrochemical related businesses and industry, growth in professional and service industries, as well as dramatic enrollment increases at Texas A&M University. In 1990, the city's population was listed as 55,002 persons. Today, Bryan encompasses an area of 32.3 square miles with an estimated 1998 population of approximately 62,000 persons.

## **Population**

A city's greatest resource is its people. Bryan continues to benefit from the pioneering spirit that established the basis for an ethnically diverse city with devoted citizens and enlightened leaders. The citizens of Bryan work together to ensure a prosperous present and a future that will continue the traditions of cooperation.

## **Historical Population**

Historical US Census population data for Brazos County and the Cities of Bryan and College Station for the years 1900-1990 and estimated for 1998 are displayed in **Table 1, Historical Population of Bryan, College Station and Brazos County, 1900-1998**. The growth of Bryan and College Station are interrelated and interdependent as many residents live and work in the other city.

During the past century, the average annual growth rate for Bryan's population ranged from 1.42 percent per year between 1900 and 1910, to 4.34 percent per year between 1940 and 1950. From 1900 to 1960, Bryan's population increased steadily, and in 1960 its population accounted for 61 percent of Brazos County's population. After 1960, Bryan's population continued to increase, but at a slower rate. From 1960 to 1990, the average annual growth rate ranged from 2.04 percent between 1960 and 1970, to 2.78 percent per year between 1970 and 1980. The proportion of the County's population living in Bryan has also declined since 1960; due in part to the growth in College Station's population. In the ten years between 1980 and 1990 the city grew at a rate of 2.18 percent, an increase of over 11,000 persons. Based upon the 1990 US Census population, Bryan accounted for approximately 45 percent of the County's population, and College Station accounted for 43 percent. Over the past nine years the growth rate has slowed slightly to an estimated 1.65 percent. New residential development is occurring on the east side of Bryan in Austin's Colony, Park Hudson and Copperfield. On the southwest side a new resort/golf course/residential project is planned for future development.

**TABLE 1**  
**HISTORICAL POPULATION OF BRYAN AND BRAZOS COUNTY**  
**1900-1998**

Year	Brazos County	City of Bryan	Annual Percent Change	Bryan as Percent of County	College Station	Annual Percent Change	College Station as Percent of County
1900	18,859	3,589	-	19.03%	-	-	-
1910	18,919	4,132	1.42%	21.84%	-	-	-
1920	21,975	6,307	4.32%	28.70%	-	-	-
1930	21,835	7,814	2.17%	35.79%	-	-	-
1940	26,977	11,842	4.24%	43.90%	2,184	-	8.10%
1950	38,390	18,102	4.34%	47.15%	7,925	13.76%	20.64%
1960	44,895	27,542	4.29%	61.35%	11,396	3.70%	25.38%
1970	57,978	33,719	2.04%	58.16%	17,676	4.49%	30.49%
1980	93,588	44,337	2.78%	47.37%	37,272	7.75%	39.83%
1990	121,862	55,002	2.18%	45.13%	52,456	3.48%	43.05%
1998	140,025	62,685	1.65%	44.77%	64,119	2.54%	45.79%

Source: US Census Bureau for 1900-1990 Census populations and Texas State Data Center (for 1998 population estimates.)

### Population Projections

Population projections consider the future changes in total population due to migration as well as fertility (births) and mortality (deaths). The Texas State Data Center (TSDC) at Texas A&M University uses cohort-component projection techniques to develop population projections based upon differing assumptions for the state and each county. Cohorts are categories of the population, age, sex and racial groups, which are tracked through time. The projection techniques used by TSDC include cohorts of single years by gender and racial/ethnic group (Anglo, Black, Hispanic, and Other).

The four population projection scenarios developed by the TSDC utilize the same set of mortality and fertility assumptions in each scenario, but differ in their net migration assumptions. The net migration assumptions for three of the scenarios are derived from 1980 to 1990 migration patterns, which have been altered relative to expected future population trends. The scenarios are referred to as Zero Migration (0.0), One-Half Migration (0.5), and Full Migration (1.0). The Zero Migration scenario (0.0) assumes that in-migration and out-migration are equal, resulting in population growth only through natural increase (births). The One-Half Migration scenario (0.5) assumes rates of net migration one-half of those during the 1980's. The Full Migration scenario (1.0) assumes that the net migration rate of the 1980s will continue in the future. The fourth scenario (90-96) assumes a more recent historical migration trend from 1990 to 1996. The TSDC population projections for Brazos County are displayed in **Table 2 –Population Projection Scenarios for Brazos County, 1990-2030**.

**TABLE 2**  
**POPULATION PROJECTION SCENARIOS FOR BRAZOS COUNTY**  
**1990-2030**

Year	County Population Projections			
	Scenario 0.0	Scenario 0.5	Scenario 1.0	Scenario 90-96
1990	121,862	121,862	121,862	121,862
1995	124,623	122,706	121,843	130,382
2000	129,450	125,539	121,895	140,458
2005	134,270	129,001	124,184	151,047
2010	138,827	133,072	127,745	162,462
2015	143,133	136,703	130,639	174,978
2020	146,764	139,467	132,391	187,713
2025	149,842	141,673	133,631	200,712
2030	152,541	143,660	134,835	214,034

Source: Texas State Data Center, 1999

The most conservative population projection is the result of Scenario 1.0, which projects the population in Brazos County to be 134,835 persons in Year 2030. This projection is a significant contrast to that developed by Scenario 90-96, which projects 214,034 persons by 2030.

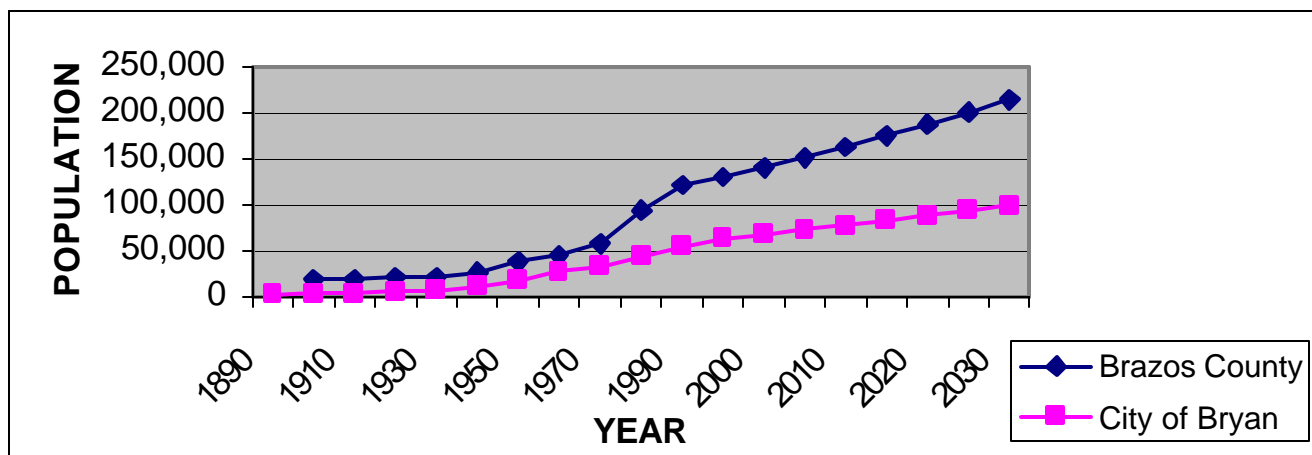
The 1990-96 Scenario most closely tracks the estimated 1998 Brazos County population of 140,025 persons. Therefore, the 1990-96 Scenario was selected as the base projection for the Brazos County.

Using shift-share analysis, population projections for Bryan were estimated based upon the Brazos County projections for the 90-96 Scenario. Shift share analysis models consist of two components: the share of county employment to state employment and the shift or competitive component taken from historic data of two time periods and reflecting the difference between the county's economic growth and the state's growth for that timeframe. Shift-share analysis considers the historical share of Brazos County population represented by the City of Bryan's population and projects the city's share of county population for future years based upon the historic trend. The percentage of Brazos County's population projected to reside in Bryan will initially increase in Year 2000 (47.72 percent) and then slightly decline by Year 2030 (47.68 percent).

The resulting population projections for the City of Bryan is shown in **Figure 2 - Historical and Projected Population, City of Bryan and Brazos County, Texas, 1890-2030**. The projected population in Year 2000 for the City of Bryan is 68,044 persons. Bryan's population is projected to grow to over 99,500 persons by Year 2030.

**FIGURE 2**  
**HISTORICAL AND PROJECTED POPULATION, CITY OF BRYAN AND BRAZOS COUNTY, TEXAS, 1890-2030**

2000-2020 Bryan Comprehensive Plan  
City of Bryan, Texas



Source: US Census Bureau for 1900-1990 Census populations and Texas State Data Center for 1998 population estimates.

### Variability in Population Projections and Actual Changes

Population projections are estimates of future change based upon assumptions about future conditions that cannot be accurately predicted. Actual change in future years will vary from the projected population and the variation may be significant. Previous projections have generally underestimated future population increase in the rapidly growing Bryan-College Station area. The objective in developing population projections is to provide a realistic forecast of future growth based upon available information and conservative assumptions for future conditions. Periodic reassessment and updating of the population projections is needed to evaluate and adjust the forecasts based upon additional information and changing conditions.

**TABLE 3**  
**HISTORICAL AND PROJECTED POPULATION,**  
**CITY OF BRYAN AND BRAZOS COUNTY, TEXAS**  
**1890-2030**

<b>Year</b>	<b>City of Bryan</b>	<b>Annual Percent Change*</b>	<b>Brazos County</b>	<b>Bryan as Percent of County</b>
1900	3,589		18,859	19.03%
1910	4,132	1.42%	18,919	21.84%
1920	6,307	4.32%	21,975	28.70%
1930	7,814	2.17%	21,835	35.79%
1940	11,842	4.24%	26,977	43.90%
1950	18,102	4.34%	38,390	47.15%
1960	27,542	4.29%	44,895	61.35%
1970	33,719	2.04%	57,978	58.16%
1980	44,337	2.78%	93,588	47.37%
1990	55,002	2.18%	121,862	45.13%
1998	62,685	1.65%	140,025	44.77%
2000	68,044	4.19%	140,458	48.44%
2005	72,849	1.37%	151,047	48.23%
2010	77,893	1.35%	162,462	47.95%
2015	83,246	1.34%	174,978	47.58%
2020	88,492	1.23%	187,713	47.14%
2025	93,552	1.12%	200,712	46.61%
2030	99,760	1.29%	214,034	46.61%

Source: US Census for 1900-1990 Census population, Texas State Data Center for 1998 estimate and Brazos County projections 2000-2030, and Wilbur Smith Associates for City of Bryan projections 2000-2030.

\*Annual percent change is annual rate compounded over the period shown.

## **Race and Gender Composition**

The race and gender composition of Bryan is shown in **Table 4 - Race and Gender Composition of Bryan, 1990**. The percentage of males and females is nearly equal with 50.4 percent females (27,746 persons) and 49.6 percent males (27,256 persons). The characteristics of race indicate that a majority of Bryan's population is white, which accounts for 69.9 percent of the 1990 population of 55,002 persons. The Black population is the second largest, accounting for 17.2 percent of the population. The characteristics classified as "Other Race," account for 11.1 percent. In many cases, this has been the category which Hispanics have identified themselves rather than in one of the race designations. Asian or Pacific Islander and the American Indian, Eskimo and Aleut populations account for 1.5 percent and 0.2 percent, respectively.

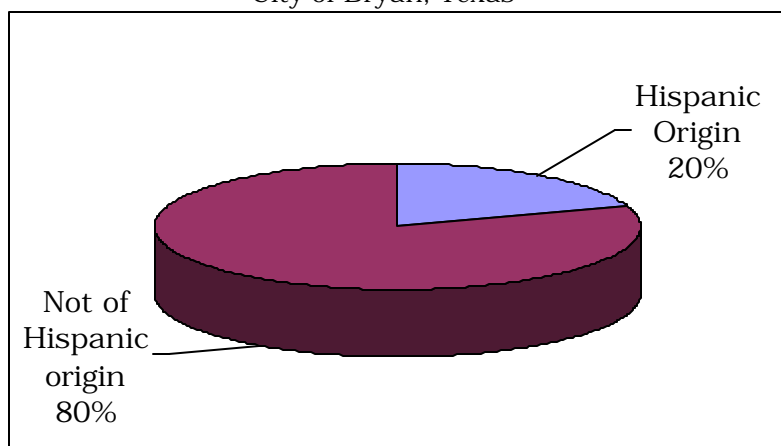
**TABLE 4**  
**RACE AND GENDER COMPOSITION OF BRYAN**  
**1990**

Category	Population	Percent of Total
<b>Gender</b>		
Male	27,256	49.6%
Female	27,746	50.4%
Total	55,002	100.0%
<b>Race</b>		
White	38,437	69.9%
Black	9,452	17.2%
American Indian, Eskimo, or Aleut	135	0.2%
Asian or Pacific Islander	851	1.5%
Other race	6,127	11.1%
Total	55,002	100.0%

Source: US Census Bureau, 1990

The US Census Bureau does not classify the Hispanic persons as a race, but does identify them as a language group. It has been recognized that many of the minority groups, especially Hispanics, were undercounted in the 1990 Census. It is also important to note that the Hispanic population is growing in the Bryan area. The ratio of persons of Hispanic origin to Non-Hispanic origin is 1 to 5 respectively, as shown in **Figure 3 - Persons of Hispanic Origin in Bryan, 1990**.

**FIGURE 3**  
**PERSONS OF HISPANIC ORIGIN IN BRYAN, 1990**  
 2000-2020 Bryan Comprehensive Plan  
 City of Bryan, Texas



Source: US Census Bureau, 1990



## Household Composition

According to the US Census Bureau, household type is classified as one person, male or female householder, with two or more persons further classified into the following categories:

### Family Households:

- ◆ Married couple, with children
- ◆ Married couple, no children
- ◆ Male householder, with children
- ◆ Male householder, no children
- ◆ Female householder, with children
- ◆ Female householder, no children

### Non-Family Households

Types of households are shown in **Table 5 - Household Types in Bryan, 1990**. In 1990, there were a total of 20,705 households in Bryan, out of which 65 percent were family households. Traditional family households consisting of married couples with children represented 26 percent of the total households. While Single parent households with children comprised 10 percent of the total households, 90 percent were identified as headed by women.

**TABLE 5**  
**HOUSEHOLD TYPES IN BRYAN**  
**1990**

Household (HH) Type	Number of HH	Percentage of HH
<b>1 Person:</b>		
Male householder	2,392	11%
Female householder	2,890	14%
<b>2 or more Persons:</b>		
Married Couple with children	5,338	26%
Married Couple no children	4,845	23%
Male Householder with children	288	1%
Male Householder no children	397	2%
Female Householder with children	1,788	9%
Female Householder no children	740	4%
<b>Non-family households:</b>	2,027	10%
<b>Total</b>	<b>20,705</b>	<b>100%</b>

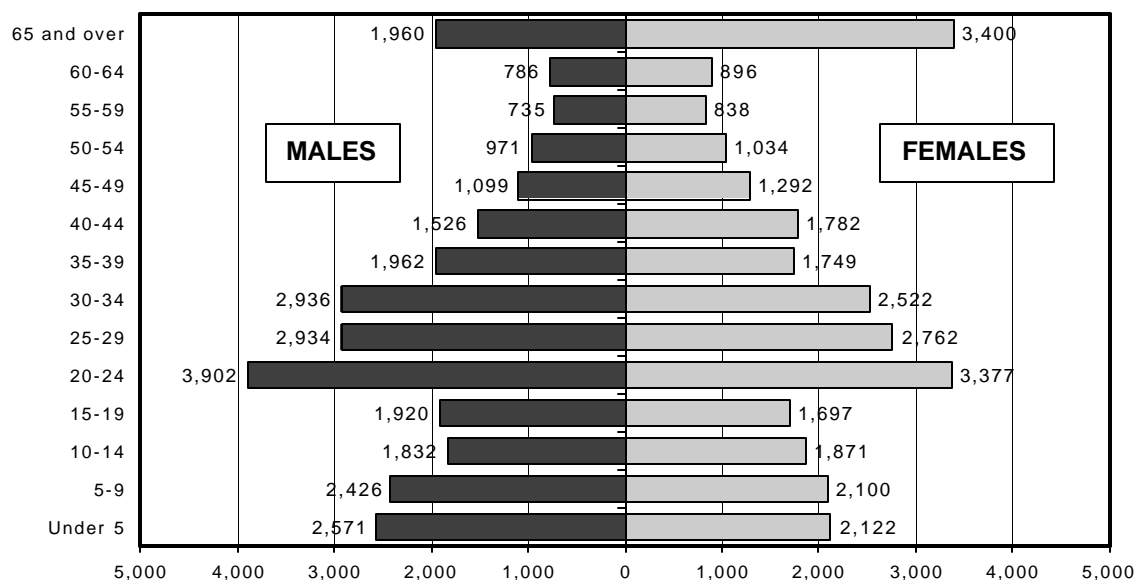
Source: US Census Bureau, 1990.

## Age and Gender

The age and gender composition of Bryan in 1990 is displayed in **Figure 4 - Bryan Age and Gender Population Pyramid, 1990**. The population pyramid represents the distribution of population by age and gender. In 1990, the population of Bryan was primarily within the middle age cohorts with the largest percentage of the population in the 20 to 24 age cohort. This age group certainly includes a number of university and college students at Texas A&M and Blinn college. The second largest group of individuals is those in the 65+-age cohort. The 1990 median age in Bryan was 28. Based upon a continuation of current trends, the

distribution of population will progress into the older age cohorts by Year 2020 resulting in an older average age. A higher proportion of elderly persons will have important impacts on the need for public facilities and municipal services in future years.

**FIGURE 4**  
**BRYAN AGE AND GENDER POPULATION PYRAMID, 1990**



Source: US Census Bureau, 1990.

## Education

The Bryan Independent School District (BISD) serves the Bryan area with pride, accomplishment and a wide variety of programs. With over 13,000 students, an excellent student/teacher ratio, the district currently has the distinction of having two schools recognized as “Exemplary Schools”- Bowen Elementary School and Johnson Elementary School. Johnson Elementary School was also recognized a National Blue Ribbon School.

The following educational characteristics and conditions are displayed in **Table 6 - Bryan and Texas Education Statistics: 1997-98**

- The student teacher ratio is 14.5 students per teacher in BISD, which is better than the statewide ratio of 15.3 students per teacher.
- The mean total score on the SAT examinations is higher than the state average.
- The mean composite score on the ACT examination is higher in Bryan than the State mean score.
- A significant statistic is the number of economically disadvantaged students in the BISD compared to the state average. As of the 1997-98 school year, 53.4 percent of Bryan's students were economically disadvantaged compared to a state average of 48.5 percent disadvantaged.
- Bryan ISD received an accountability rating of “Academically Acceptable” as the district's academic accountability by the Texas Education Agency (TEA) which designates school districts as either Exemplary, Recognized, Academically Acceptable, Academically Unacceptable, Unacceptable due to Special Accreditation Investigation, or Not Rated.

- The percentage of students passing all TAAS tests in Bryan is improving each year through concentrated efforts by BISD.

**TABLE 6**  
**BRYAN AND TEXAS EDUCATION STATISTICS, 1996-97**

<b>Statistic</b>	<b>Bryan</b>	<b>State of Texas</b>
Total Number of Schools	20	6,875
Total Number of Students	13,561	3,891,877
Total Teachers	933	254,557
Student Teacher Ratio	14.5	15.3
Attendance Rate	94.7	95.2
Annual Drop Rate	0.5	1.8
TAAS: % Passing all tests taken	76.4	77.7
College Admissions, % Tested	67.4	63.6
SAT: mean total score	999	992
ACT: mean composite score	21.6	20.1
Percent Economically Disadvantaged	53.4	48.5

Source: Texas Educational Agency, 1996-1997 Academic Year.

The educational attainment of persons 18 years and older in Bryan and Brazos County in 1990 is provided in **Table 7 – Educational Attainment of Persons 18 Years and Older, 1990**. The percentage of persons with less than a 9<sup>th</sup> grade education or 9<sup>th</sup> to 12<sup>th</sup> grade education without a diploma was 25 percent in Bryan and 15 percent in Brazos County. Bryan's percentages are lower than the State average of 29 percent and higher than the National average of 24 percent. In Bryan, 22 percent of the residents completed high school, and 28 percent graduated with an associate, bachelor, graduate or professional degree. Compared to the State and National attainment levels, Bryan had a higher percentage of residents completing advanced degree programs.

**TABLE 7**  
**EDUCATIONAL ATTAINMENT OF PERSONS 18 YEARS AND OLDER, 1990**

<b>Level of Education</b>	<b>Bryan</b>		<b>Brazos County</b>		<b>Texas</b>	<b>U.S</b>
	<b>Total</b>	<b>Percent</b>	<b>Total</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>
Less than 9th grade	4,220	10%	5,515	6%	13%	9%
9th to 12th grade, no diploma	5,940	15%	8,845	9%	16%	15%
High school graduate (includes equivalency)	9,015	22%	17,214	18%	27%	30%
Some college, no degree	9,876	25%	36,406	38%	23%	21%
Associate degree	1,608	4%	3,754	4%	5%	6%
Bachelor's degree	5,863	15%	14,212	15%	13%	12%
Graduate or professional degree	3,692	9%	10,027	10%	6%	6%

Source: US Census Bureau.

The BISD utilizes enrollment forecasts to determine the need for facilities. Historical percent change, between the 1993-94 and 1998-99 school years, was 4.8%. This slightly elevated number is attributed to successful programs resulting in the retention of more students, rather

than the influx of new students. Another contributing factor to the high rate of growth for the school district is the increase in bilingual students stemming from the large number of migrant workers entering the area. It is believed this trend has stabilized and will probably even decrease in future years, depending on the amount of construction jobs available.

When projecting future enrollment, BISD feels that the historical percent increase will not continue in the future. It is estimated that enrollment will increase at a rate of 1.1% each school year through 2004. The BISD determines its permanent operating capacity, based on the number of permanent classrooms it operates. It is estimated that there will be adequate permanent classroom capacity through the 2003-2004 school year, and beyond. The need for portable classrooms varies at each campus, depending upon the need for special programs (i.e. HOSTS, special education, bilingual, etc.). The school district is currently removing many portable classrooms from campuses. Temporary enrollment increases may not warrant the construction of additional permanent classrooms and the use portable classrooms as a practical solution. The BISD strives to keep the number of portable classrooms to a minimum.

The Bryan Independent School District tracks enrollment and facilities capacities closely to provide the best educational experience possible to all of its students. The BISD regularly projects enrollment and the demand for facilities to determine the need for additional facilities.

### Higher Education

Blinn College has been serving the area in various locations since 1970. A new consolidated campus was opened in Bryan in January 1997. For the 1998-99 school year, the Bryan campus had a semester enrollment of approximately 7,500 students. Projected future enrollment is expected to exceed 16,000 in the next ten years.

Texas A&M University, a world-renowned university, attracts many students from the Bryan area. Even with a capped enrollment of 40,000 students, BISD will continue to send graduates to be further educated at TAMU. Many of the university students, faculty and staff live in Bryan.

### Income

The median household income of persons in Bryan and Brazos County in 1989 is shown in **Table 8 – Per Capita and Median Household Income, 1989**. According to the US Census Bureau, Bryan's per capita income of \$11,691 and median household income of \$22,557 are above Brazos County income levels, however they are below state, and national income levels.

**TABLE 8**  
**PER CAPITA AND MEDIAN HOUSEHOLD INCOME, 1989**

Income	Bryan	Brazos County	Texas	US
Per Capita Income	\$11,691	\$10,987	\$12,904	\$14,420
Median Household Income	\$22,557	\$20,411	\$27,016	\$30,056

Source: US Census Bureau, 1990.

The poverty status of persons in Bryan and Brazos County is displayed in **Table 9- Poverty Status, 1989**. According to the US Census Bureau, 21.6 percent of Bryan's population was living in poverty in 1989. In Brazos County, 29,199 persons or 24 percent of the population had incomes below the poverty level.

**TABLE 9**  
**POVERTY STATUS, 1989**

<b>Persons</b>	<b>Bryan</b>	<b>Percent of City</b>	<b>Brazos County</b>	<b>Percent of County</b>
Incomes above poverty level	42,122	76.6%	80,344	65.9%
Income below poverty level	11,887	21.6%	29,199	24.0%

Source: US Census Bureau.

## Employment

Employment figures for 1980 and 1990 and an estimate for 1998 are provided in **Table 10 - Employment, Persons 16 Years & Older**. In Bryan, the number of employed persons has increased from 20,171 to 33,943 persons between 1980 and 1998, which represents a 68 percent increase. Over the same period, Brazos County experienced a 78 percent increase in the number of employed persons. In Brazos County and in Bryan, the rate of unemployment increased from 1980 to 1990, however according to the 1998 estimate by the Texas Workforce Commission the unemployment rate has declined to a level below that of 1980. The current estimated unemployment rates for Bryan and Brazos County are 1.7 percent. This is well below the current 5 percent unemployment rate for the state of Texas.

**TABLE 10**  
**EMPLOYMENT, PERSONS 16 YEARS AND OLDER**

<b>Civilian Labor Force</b>	<b>City of Bryan</b>			<b>Brazos County</b>			<b>Texas</b>
	<b>1980</b>	<b>1990</b>	<b>1998</b>	<b>1980</b>	<b>1990</b>	<b>1998</b>	<b>1998</b>
Labor Force							
Employed	20,171	26,749	33,943	40,253	56,368	71,528	9,690,600
Unemployed	770	1,652	580	1,503	3,429	1,204	505,800
Total in labor force	20,941	28,401	34,523	41,756	59,797	72,732	10,196,400
Rate of Unemployment	3.7%	5.8%	1.7%	3.6%	5.7%	1.7%	5.0%

Source: US Census Bureau, 1990, and Texas Workforce Commission, September 1998

Similar employment patterns occurred in Bryan between 1980 and 1990, as shown in **Table 11 - Employment by Industry, City of Bryan, Texas**. Mining and manufacturing (non-durable goods) decreased, in terms of employment from 1980 to 1990, while all other industries increased. The decrease of employed persons in the two declining industries accounted for a 4 percent decrease in those industries. However, there was a net increase of 33 percent in total City employment between 1980 and 1990 from 20,171 to 26,749 employed persons. In 1990, the industry with the largest percentage of the employed labor force in Bryan was professional and related services, which accounted for 37 percent of the total industry employment. Similar to the County, retail trade (18%) and manufacturing (9%) were the second and third largest sectors, respectively.

**TABLE 11**  
**EMPLOYMENT BY INDUSTRY, CITY OF BRYAN, TEXAS**

Industry	1980		1990	
	Total Persons	Percent	Total Persons	Percent
Agriculture, forestry, and fisheries	363	2%	565	2%
Mining *	732	4%	362	1%
Construction	1,601	8%	1,617	6%
Manufacturing, non-durable goods	808	4%	746	3%
Manufacturing, durable goods	1,265	6%	1,577	6%
Transportation	652	3%	708	3%
Communications and other public utilities	674	3%	924	3%
Wholesale trade	599	3%	613	2%
Retail trade	3,554	18%	4,765	18%
Finance, insurance, and real estate	881	4%	1,325	5%
Business and repair services	765	4%	1,250	5%
Personal services	812	4%	1,063	4%
Entertainment and recreation services	143	1%	273	1%
Professional and related services :		0%		
Health services	919	5%	1,646	6%
Educational services	4,932	24%	6,342	24%
Other professional and related services	757	4%	1,858	7%
Public administration	714	4%	1,115	4%
<b>Total</b>	<b>20,171</b>	<b>100%</b>	<b>26,749</b>	<b>100%</b>

Source: U.S Census Bureau, 1980 and 1990

\* Mining includes the oil, gas and other extraction activities

The major employers in the Bryan/College Station area are listed in **Table 12 - Bryan and Brazos County Major Employers**, which identifies the business name, number of employees, and location. Texas A&M University is by far the largest employer in the area with 19,100 employees (including faculty, staff, part time and student employees), followed by Bryan ISD (1,868).

**TABLE 12**  
**BRYAN AND BRAZOS COUNTY MAJOR EMPLOYERS**

<b>Business Name</b>	<b>Number of Employees</b>	<b>Business Name</b>	<b>Number of Employees</b>
Bryan Independent School	1,868	Texas A&M University*	19,100
Sanderson Farms	1,400	Wal-Mart Super Center	600
St. Joseph Regional Hospital	1,170	Lowe's	150
Reliant Building Products (Alenco)	869	GTE Southwest	154
City of Bryan	859	Bryan Texas Electric (BTE)	
Brazos County	796	Bryan Coca Cola/Dr. Pepper	125
First American Bank	375	Young Brothers Contractors	220
Blinn College	293	Kent Moore Cabinets	188
Hamilton State School	670	New South/West Baking	175

Source: Bryan/College Station Economic Development Corporation

\*Texas A&M employment figures includes, faculty, staff, and part time and student employees

## **Economy**

Major industries in Brazos County identified by the 1995 County Business Patterns are listed in **Table 13 - Major Industrial Classifications in Brazos County**. The largest industrial classifications in terms of employment and annual payroll are service and retail trade, which represented 36 percent of total employment and 31 percent of total annual payroll in Brazos County. The manufacturing industry is the third largest industry, accounting for 8 percent of employment and 10 percent of total annual payroll. The smaller industries included agriculture services, forestry and fishing, mining, and unclassified establishments, which together accounted for 3 percent of employment and 5 percent of the total annual payroll.

## **Census of Retail Trade**

The 1987 and 1992 Census of Retail Trade data extracted from the Texas Economic Census are listed in **Table 14 - Retail Trade - Establishments and Sales, Bryan**. There was a slight decrease in the total number of establishments from 1987 to 1992. All sectors declined in the number of establishments between 1987 and 1992, with the exception of automotive dealers and miscellaneous retail stores, which remained constant. There was a significant increase in retail sales in Bryan, from \$344,793 to \$439,184, which was an increase of 27 percent. A fewer number of establishments contributed to a larger share of retail sales in 1992 than in 1987. Automotive dealers had the largest increase in sales and contributed to 39 percent of total sales in 1992.

**TABLE 13**  
**MAJOR INDUSTRIAL CLASSIFICATIONS IN BRAZOS COUNTY**

<b>Business Classification</b>	<b>No. of Employees</b>	<b>Percent of Total</b>	<b>Annual Payroll (\$1000)</b>
Agriculture services, Forestry, and Fishing	433	1%	5,792
Mining*	753	2%	31,781
Construction	2,251	6%	43,769
Manufacturing	3,126	8%	70,593
Transportation and public utilities	1,375	4%	31,266
Wholesale Trade	2,050	5%	46,666
Retail Trade	11,982	31%	135,218
Finance, Insurance, and real estate	2,212	6%	54,571
Services	13,845	36%	288,952
Unclassified Establishments	51	0%	776
<b>Total</b>	<b>38,078</b>	<b>100%</b>	<b>709,384</b>

Source: County Business Patterns, 1995.

\* Mining includes all forms of extraction including oil and gas

**TABLE 14**  
**RETAIL TRADE - ESTABLISHMENTS AND SALES, BRYAN**

	<b>Establishments</b>	<b>Retail Sales (\$1000)</b>
<b>Retail Trade Classification</b>	<b>1992</b>	<b>1992</b>
Bldg. Material & Garden Supplies	15	(D)
General Merchandise Stores	5	(D)
Food Stores	42	(D)
Automotive Dealers	35	171,741
Gasoline Service Stations	29	27,667
Apparel and Accessory Stores	15	(D)
Furniture & Home Furnishings	23	17,468
Eating and Drinking Places	84	(D)
Drug and Proprietary Stores	12	9,311
Miscellaneous Retail Stores	69	(D)
<b>Total</b>	<b>329</b>	<b>439,184</b>

Source: Census of Retail Trade, 1987 and 1992

(D) Withheld to avoid disclosing operations of individual companies

As demonstrated in **Table 15 - Retail Trade - Employees and Annual Payroll, Bryan**. In 1992, "Eating and Drinking Places" and "Food Stores" had the largest volume of employees and annual payroll in the City. Between 1987 and 1992, Bryan had an increase of 9 percent in the



number of establishments and a 61 percent increase in total receipts, according to **Table 16 - Service Industries - Establishments and Receipts, Bryan,**

**TABLE 15**  
**RETAIL TRADE - EMPLOYEES AND ANNUAL PAYROLL, BRYAN**

Retail Trade Classification	No. of Employees			Annual Payroll (\$1000)		
	1992	% of Total	Per Business	1992	% of Total	Per Business
Building Material & Garden Supplies	-c-			(D)		
General Merchandise Stores	-e-			(D)		
Food Stores	-f-			(D)		
Automotive Dealers	550	13%	16	14718	32%	421
Gasoline Service Stations	122	3%	4	1334	3%	46
Apparel and Accessory Stores	-c-			(D)		
Furniture & Home Furnishings	169	4%	7	2383	5%	104
Eating and Drinking Places	-g-			(D)		
Drug and Proprietary Stores	69	2%	6	1229	3%	102
Miscellaneous Retail Stores	-e-			(D)		
<b>Total</b>	<b>4118</b>	<b>100%</b>	<b>13</b>	<b>46715</b>	<b>100%</b>	<b>142</b>

Source: 1992 Texas Economic Census

(D) - Data Withheld to avoid disclosing operations of individual companies

c- Data in range 100-249

e- Data in range 250-499

f- Data in range 500-999

g-Data in range 1000-2499

Regarding the number of establishments in the County, the more significant increases included 38 percent more "Auto Repair, Services, Parking" businesses and 29 percent more "Miscellaneous Repair Services". In Bryan the most significant change occurred in the "Hotels, Houses, Camps, Other" category as this industry had a decline of 50 percent in the number of establishments. The most significant increase in receipts in Bryan was a 119 percent increase in miscellaneous repair services, followed by a 91 percent increase in health services

**Table 16**  
**SERVICE INDUSTRIES - ESTABLISHMENTS AND RECEIPTS, BRYAN**

Business Classification	No. of Establishments			Receipts (\$1000)		
	1987	1992	% Change	1987	1992	% Change
Hotels, Houses, Camps, Other	10	5	-50%	2,156	(D)	
Personal Services	46	55	20%	9,525	12,105	27%
Business Services	68	84	24%	(D)	41,403	
Auto Repair, Services, Parking	48	66	38%	10,846	19,596	81%
Miscellaneous Repair Services	17	22	29%	(D)	6,111	
Amusement/Recreational	26	21	-19%	9,342	9,417	1%
Health Services	126	124	-2%	49,366	81,572	65%
Legal Services	36	38	6%	13,130	15,847	21%
Select Educational Services		3			(D)	
Social Services	25	22	-12%	(D)	4,023	
Engineering, Accounting, Research, & Management	70	78	11%	22,153	33,700	52%
Services, not elsewhere classified		4			(D)	
<b>Total (taxable)</b>	<b>481</b>	<b>522</b>	<b>9%</b>	<b>140,601</b>	<b>226,976</b>	<b>61%</b>

Source: Texas Economic Census, 1987 and 1992

(D) Withheld to avoid disclosing operations of individual companies

## Conclusion

An assessment of the existing demographic and socioeconomic characteristics of the population in the study area is one of the basic investigations in any comprehensive planning effort. The projected characteristics of population economic data is also important to the comprehensive planning effort because it forms the basis for decisions that will be made about future land use, transportation and economic development.

The City of Bryan has demonstrated a continued historic increase in population. This trend is expected to continue based upon the assumption that growth will occur in the City as it has in recent years. Using the accepted projection techniques presented in this report, a reasonable prediction can be made about the number of persons in the area in the future.

Economic growth in Bryan has been positive in recent history and is expected to continue to grow at a steady rate. The growth in the population will help contribute to this activity. Active measures will continue to be necessary to attract new businesses as well as retain and support the existing businesses.

**The City of Bryan has all of the necessary components for a successful present and a very bright future!**

For Further Information

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